

CITY OF WHITE PLAINS PLANNING BOARD

RESOLUTION GRANTING APPROVAL OF THE APPLICATION FOR A FIVE-LOT SUBDIVISION OF PROPERTY LOCATED AT 800 NORTH STREET, KNOWN AS SECTION 131.15, BLOCK 1, LOT 18, ON BEHALF OF THE GERMAN SCHOOL OF NEW YORK (“GSNY”) IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, ZONING ORDINANCE, AND NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT

P.B. No. (101-10)

WHEREAS:

- A. On May 17, 2010, the German School of New York (“GSNY”), located at 50 Partridge Road, (“Applicant”) submitted an application regarding an amendment to the current Special Permit to operate an Elementary and Secondary School to: (1) increase the School's enrollment cap from 375 students to 500 students over a five-year period at the rate of 25 additional students per year (“Special Permit Application” or “Special Permit Approval”); (2) reestablish an accessory Nursery School of approximately 25 students within the expanded 500 student cap, and (3) obtain approval of a 5-lot subdivision for the property located at 800 North Street (“Subdivision Application” or “Subdivision Approval” or “Proposed Acton”) (together referred to as the “Combined Action”).
- B. The Planning Board has conducted an environmental review of the Subdivision Application in conjunction with the following related Special Permit Application actions in accordance with the New York State Environmental Quality Review (SEQR) regulations:
 - 1. Approval of a subdivision of the property at 800 North Street (“North Street Subdivision” or “Proposed Subdivision”) containing approximately 192,200 square feet, or 4.41 acres of land area, to create 5 new lots including (1) 4 lots for single family residences (“Residence Lots”), (2) one lot to be developed with 38 parking spaces and combined with 50 Partridge Road, (3) a private cul-de-sac roadway, and (4) a drop-off area (“School Parking Parcel”) accessory to GSNY and related site plan approvals (Planning Board No.101-10).
 - 2. Lot line adjustment to merge the proposed School Parking Parcel with the existing GSNY property at 50 Partridge Road containing approximately 15.78 acres, subject to the final subdivision approval of the North Street Subdivision.
 - 3. Amendment to the Special Permit for a Private Elementary and Secondary School at 50 Partridge Road, previously amended by the White Plains Zoning Board of Appeals at its meeting on September 7, 1988, to (1) incrementally increase the maximum enrollment cap at the school from 375 to 500 students over a five year period at the rate of 25 additional students per year, and (2) approval of an accessory nursery school of approximately 25 students within the expanded 500 student cap (Planning Board No. 226-10).

4. Approval by the White Plains Commissioner of Public Works of the Stormwater Pollution Prevention Plan ("SWPPP") and public utility and street construction permits.
 5. Approval by the Planning Board of the site plans for the proposed, four new Residence Lots and the site plan for improvements on the School Parking Parcel.
 6. Approval by the Westchester County Public Works Department of a new street connection to North Street, a County Road, including permits for utility connections, relocation of a stone wall onto private property and a Curb Cut Permit for private roadway connection to North Street.
 7. Approval by the Westchester County Health Department of the proposed water supply and sanitary sewer systems.
 8. All other necessary actions and approvals related to the implementation of the above actions.
- C. The environmental review for the Combined Action included preparation of Draft and Final Environmental Impact Statements and a Findings Statement.
- D. On June 18, 2013 the Planning Board adopted a Findings Statement.
- E. Based on the Environmental Record and the Findings Statement, adopted June 18, 2013, the Combined Action was determined not to have any unmitigated significant adverse impacts and no additional SEQR review or SEQR findings are required prior to the Planning Board approval of the Proposed Subdivision.
- F. There are no environmentally sensitive features (steep slopes, rock outcrops, wetlands or water courses) located within the overall property at 800 North Street, nor the individual proposed lots.
- G. Documents and information considered in the Environmental Review Record, including the description of the proposed development, the DEIS, FEIS, Draft Environmental Findings, Special Permit Conditions and Subdivision Approval Conditions, and Site Plan Approval Conditions adopted by the Planning Board applicable to this Subdivision Approval shall be conditions for this Subdivision Approval.
- H. On May 10, 2013, the Applicant submitted the following materials in support of the Proposed Action ("Subdivision Approval Documents"):
1. Drawing entitled "Final Subdivision Plat Prepared for German School of New York, 50 Partridge Road and 800 North Street, City of White Plains, New York" prepared by John Meyer Consulting, P.C., dated March 8, 2013 ("Subdivision Plat").
 2. Set of drawings generally titled, "Site Plan Approval Drawings, German School of New York, 50 Partridge Road, 800 North Street (NY 127), and 7 Roger Place" prepared by

John Meyer Consulting, P.C., numbered, titled, and dated as follows (“Site Plan Approval Drawings”):

<u>Dwg. #</u>	<u>Title</u>	<u>Dated</u>	<u>Revised</u>
SP-1	Cover Sheet	5/17/2010	5/10/2013
SP-2	Site Existing Conditions Map	5/17/2010	5/10/2013
SP-3	Site Demolition Map	5/17/2010	5/10/2013
SP-4	Site Layout Map	5/17/2010	5/10/2013
SP-5	Site Grading Map	5/17/2010	5/10/2013
SP-6	Site Utilities Map	5/17/2010	5/10/2013
SP-7	Site Erosion & Sedimentation Control Plan	5/17/2010	5/10/2013
SP-8	Site Landscaping Plan	5/17/2010	5/10/2013
SP-9	Site Lighting Plan	5/17/2010	5/10/2013
SP-10	Construction Details	5/17/2010	5/10/2013
SP-11	Construction Details	5/17/2010	5/10/2013
SP-12	Construction Details	5/17/2010	5/10/2013
SP-13	Construction Details	5/17/2010	5/10/2013
SP-14	Construction Details	5/17/2010	5/10/2013
SP-15	Construction Details	5/17/2010	5/10/2013
SP-16	Construction Details	5/17/2010	5/10/2013
SP-17	City of White Plains Standard Details	5/10/2013	-----
SP-18	Proposed Storm Sewer Profile	4/25/2013	-----
SP-19	Proposed Sanitary Sewer and Water Main Profile	4/25/2013	-----

- I. The Subdivision Approval or Proposed Action includes the subdivision of the property at 800 North Street containing approximately 192,200 square feet, or 4.41 acres of land area, to create 5 new lots including 4 lots for single family residences (“Residence Lots”), one lot to be developed with 38 parking spaces and combined with 50 Partridge Road, a private cul-de-sac roadway, and a drop-off area (“School Parking Parcel”) accessory to GSNY and related site plan approvals:

<u>Lot</u>	<u>Area</u>	<u>Use</u>
Lot 1	26,850 sq. ft.	single family residence
Lot 2	21,527 sq. ft.	single family residence
Lot 3	22,236 sq. ft.	single family residence
Lot 4	24,345 sq. ft.	single family residence
Lot 5	72,993 sq. ft.	School Parking Parcel to be developed with 38 parking spaces and drop-off area accessory to GSNY to be merged with the GSNY property at 50 Partridge Road.
Road Lot	18,804 sq. ft.	to be developed with a private road.

J. The Subdivision Approval or Proposed Action includes:

- Construction of a new privately owned road approximately 300 feet in length, including a cul-de-sac terminus to be built in compliance with street right-of-way standards for municipal streets. This will have two landscaped planter islands located within the paved roadway.
- The School Parking Parcel at the end of the cul-de-sac to be merged with the ±15.80 acre German School property and used as a gated entryway and parking lot/ drop-off/pick-up area for the School.
- The placement of an earth berm, landscaping, with low bollard lighting fixtures adjacent to the school parking lot to provide screening toward the adjacent residential properties that front on Nina Lane & Roger Place.
- Construction of a combined storm water management system to treat storm water runoff from the School Parking Parcel and the new private road.
- The four residential lots would continue to be owned by the German School and used by the School as housing for families of students and/or staff.
- The installation of north and southbound turn out lanes for vehicular traffic entering the new access road from North Street.
- The relocation and replacement of the existing stone wall along North Street to be located within Lot 1 and Lot 4.
- The installation of a row of trees within Lot 1 and Lot 4, adjacent to the North Street ROW to maintain the landscaped character of the North Street corridor as recommended by the Comprehensive Plan.
- The installation of a row of trees along the property lines with the adjacent properties that front on Nina Lane and Roger Place.
- The construction of water and sanitary sewer utility lines to provide these services to the four new residential properties.
- The approval of a Traffic Management Plan to mitigate potential adverse traffic impacts.

K. A public hearing for the subdivision was opened on June 12, 2012, and remained open until July 17, 2012, with a written public comment period through August 10, 2012, and public comments were received by the Board.

L. The Board has considered the Subdivision Application and the comments and recommendations made by City Departments, referral agencies, and the public, the Findings Statement and conditions included in the DEIS, FEIS, and Findings Statement.

NOW THEREFORE BE IT

RESOLVED that the application for a five-lot subdivision of the property located at 800 North Street as shown on the subdivision map entitled:

Drawing entitled, "Final Subdivision Plat Prepared for German School of New York, 50 Partridge Road and 800 North Street, City of White Plains, New York" prepared by John Meyer Consulting, P.C., dated March 8, 2013 ("Subdivision Plat")

is hereby granted approval subject to the following conditions:

- A. The Subdivision Approval is subject to the Findings and Conditions included in the Findings Statement adopted by the Planning Board on June 18, 2013.
- B. Pursuant to the Project Modifications adopted by the Planning Board, a deceleration/right turn lane for traffic entering the proposed North Street access from northbound North Street shall be established. This will enable northbound right turning vehicles to get out of the way of vehicles seeking to turn left onto northbound North Street from Club Pointe Drive.
- C. Pursuant to the Project Modifications adopted by the Planning Board, the proposed deceleration/left turn lane for traffic entering the proposed North Street access from southbound North Street shall be established and increased in length to 150 feet to enable additional vehicular queuing space, which is almost three times greater than required prior to the redistribution of morning School traffic as noted in F, below.
- D. Pursuant to the Project Modifications adopted by the Planning Board, there shall be a reduction in the size of the proposed North Street parking lot from 62 spaces in the initial Proposed Action to 38 spaces, as proposed in Alternative D (Section V.D) of the DEIS. This reduces impervious surfaces and resultant stormwater impacts and increases the separation distance from the adjoining properties.
- E. Pursuant to the Project Modifications adopted by the Planning Board, the final approval of the Stormwater Pollution Prevention Plan (SWPPP) and associated proposed drainage facilities are subject to the approval of the City Department of Public Works ("DPW") and the finalization of these items depends upon the approval by the Planning Board of a specific site plan alternative as described in this resolution. The DPW approval is, therefore, one of the conditions of the Planning Board Findings Statement and subsequent site plan approval. (For the proposed smaller, 38-space parking lot, the stormwater management design as discussed in the DEIS for the 62-space parking lot would presumably be downsized because of the smaller amount of proposed impervious surface.)
- F. Pursuant to the Project Modifications adopted by the Planning Board, a re-distribution of traffic to the proposed North Street access is established from that proposed by the Applicant in the DEIS, which was for use for drop-offs and pick-ups (including for the nursery school), student drivers, and visitors, to what the Traffic Commissioner and Planning Department recommend. The new, smaller, 38-space parking lot is to be used as parking for student drivers and nursery school staff, and nursery school drop-offs and pick-ups. Parental drop-

offs will remain at the existing Partridge Road lot (current conditions) for the Weekday Peak AM School Hour with pick-ups for the Weekday Peak Midday School Hour and Weekday Peak PM Highway Hour at the new North Street lot.

The DEIS Traffic Impact Study evaluated student drop-offs and pick-ups at the North Street Lot. An alternative analysis was also evaluated in the DEIS Traffic Impact Study for continued drop-off and pick-up at the Partridge Road lot. As recommended by the Departments of Traffic and Planning, parental drop-offs for K-12 will remain at the Partridge Road Lot in the morning (during the Weekday Peak AM School Hour), with afternoon and evening parental pick-up at the North Street Lot (during the Weekday Peak Midday School Hour and Weekday Peak PM Highway Hour).

Appendix N of the FEIS includes a compilation of the above analysis scenarios (Traffic Volume Figures and Levels of Service Summary Tables). This recommended drop-off/pick-up plan would result in improved operation of the proposed North Street access during the Weekday Peak AM School Hour and improved operation of the Partridge Road access during the Weekday Peak Midday School Hour and Weekday Peak PM Highway Hour. As shown on the Level of Service Summary Tables (FEIS Appendix N), the North Street access will be improved from a Level of Service "D" (2016 Build Year), Level of 5 Service "D" (2021 Build Year) and Level of Service "E" (2026 Build Year) to a Level of Service "C" (2016 Build Year, 2021 Build Year and 2026 Build Year) during the Weekday Peak AM School Hour with the North Street access projected to operate at a Level of Service "C" (2016 Build Year, 2021 Build Year and 2026 Build Year) during the Weekday Peak Midday School Hour and at a Level of Service "C" (2016 Build Year, 2021 Build Year) and Level of Service "D" (2026 Build Year) during the Weekday Peak PM Highway Hour.

- G. Pursuant to the Project Modifications adopted by the Planning Board, relocation of the sidewalk along the proposed access road is established to run along the perimeter of the proposed lot to the north side of the access road and the northern perimeter of the lot, rather than along the southerly side as proposed in the DEIS. This will provide more direct access to the School for pedestrians.
- H. Pursuant to the Project Modifications adopted by the Planning Board, and as per the Traffic Management Plan, the Applicant will fund installation of wireless "Sensys" vehicle detection equipment, or other equipment selected by the City, on the approaches of Ridgeway to better manage the peak flows at the Ridgeway and North Street intersection. The Applicant will also fund installation of pedestrian pushbuttons for the crossing of North Street at Ridgeway so that pedestrians can be given a longer signal time when actuated and thereby provide for safer pedestrian access to the School.
- I. Pursuant to the Project Modifications adopted by the Planning Board, some pervious parking areas will be provided for the North Street parking lot.
- J. Pursuant to the Project Modifications adopted by the Planning Board, the design, location, and screening of the proposed parking area lighting will be ground mounted bollard lighting that will not be lit after 6 PM except in the case of special event evening parking, in which case residents of abutting properties and the Commissioner of Public Safety will receive at

least 72 hour prior notice. In addition, low-level pedestrian lighting will be placed along the sidewalk adjacent to the parking lot, in order to provide for the safety and security of those German School faculty and/or staff that may need to walk home or access the School from one of the proposed homes after 6 PM. The lights will be shielded to prevent any light-spillage off of the German School property.

- K. Pursuant to the Project Modifications adopted by the Planning Board, the four (4) proposed single family homes will not be used for educational purposes set forth in either the German School Charter approved by the Board of Regents of the State of New York or the definition of private elementary or secondary School, or accessory nursery school or day care center set forth in the Zoning Ordinance, and the homes will be on the tax rolls of the City of White Plains.
- L. Pursuant to the Project Modifications adopted by the Planning Board, all four (4) houses shall be completed (Temporary Certificate of Occupancy) within the first five years of the special permit approval, and the Applicant will put in place all landscaping and screening to mitigate the view of the proposed parking area prior to issuance of any permit for its use. (It is principally the existing topography of the property, augmented by the proposed landscaping, that will screen the parking lot from view from North Street).
- M. Pursuant to the Project Modifications adopted by the Planning Board, the Applicant no longer proposes the lot line adjustment proposed in the DEIS between 7 Roger Place, owned by the German School, 800 North Street, and the main German School property at 50 Partridge Road.
- N. Pursuant to the Project Modifications adopted by the Planning Board, if requested, the Applicant will work together with the City to create a pedestrian open space linkage to the City's railway system that would protect the School while providing an enhancement to the neighborhood, which has limited sidewalk connectivity, subject to insurance and liability considerations and non-interference with the School's operation and security concerns.
- O. Pursuant to the Project Modifications adopted by the Planning Board, and recommendations of the Deputy Commissioner of Parking for Transportation Engineering (City's Transportation Engineer) and Traffic Commission, a school speed zone of 20 to 25 MPH should be established in the vicinity of the proposed School access on North Street. The "School Speed Zones" should be consistent along North Street, and the Board believes that 20 MPH would be safer. The Applicant shall fund the installation of signage approved by the City and County to implement the reduced speed, including with respect to the County's recommendation that intersection marking signs be placed on both approaches to the new North Street access, making note of the locations and possible need for modification of the existing warning signs for Club Pointe Drive and Roger Place.

This condition is based on the communication from the City's Transportation Engineer, which states that "the new access is anticipated to provide some access for pedestrians and bicyclists and the access road and parking area proposed is as an extension of the school grounds which would qualify as frontage in the Traffic Division's opinion. The school zone would more appropriately address the impact of the proposed changes and would be easier to

emphasize with programmable flashing signs." The Board notes that the Westchester County Traffic Engineering & Highway Safety Division of the Department of Public Works and Transportation does not agree with the installation of a "School Zone Speed Limit" and recommends instead that the speed limit be reduced to 30 MPH along the portion of North Street that runs between the Harrison Town/Village line and Ridgeway (see County Review Letter in Traffic Appendix L Attachment A).

- P. Pursuant to the Project Modifications adopted by the Planning Board, North Street is a County Road and any access to it for any type of development, residential or institutional, must be approved by the Westchester County Commissioner of Public Works. At 800 North Street, the stone wall and significant landscaping including large old trees are located within the County right-of-way; not on the Applicant's property. The Applicant has indicated that Westchester County is requiring that, with the establishment of the road and its connection to North Street, the owner of the property must relocate the wall and landscaping outside the County right-of-way. Neither the Planning Board, nor the City of White Plains has any jurisdiction over this matter. No modification is possible beyond the mitigation tree planting on the Applicant's property proposed in the DEIS. Reference is made to the County's letter in Appendix L of FEIS, Vol. II.
- Q. The School has installed security cameras with low light capacity to monitor and record the existing parking lot, the access driveway, and the School building perimeter. The camera system shall also be installed in the new parking lot.
- R. The North Street school parking area shall be closed (gated) overnight except during the early evenings for special events and activities.
- S. Within the two residential lots with frontage on North Street, all buildings shall be set back approximately 75 ft. from the North Street paved roadway in order to maintain the open space corridor setbacks along North Street recommended in the Comprehensive Plan. The trees to be planted along North Street will be a staggered row in order to appear more natural, as shown on a revised landscape plan, dated May 31, 2013.
- T. The existing pedestrian gate at the end of the Roger Place cul-de-sac will remain open, but its use will be internally restricted by the School to eliminate any School-related traffic and student drop-offs/pick-ups on or student use of Roger Place.
- U. The final installation and location of landscaping plant materials included on the approved Landscaping Plan shall be reviewed onsite and approved by the Tree Preservation Committee for the purpose of minimizing visual impacts to the adjacent properties.
- V. Upon the Planning Board's approval, the Applicant shall expeditiously commence and complete construction of the North Street access road and parking lot and the installation of all associated landscaping, screening, fences, and earth berm at the start of the project. The construction of the North Street access road and parking lot should not be delayed or phased and shall not be related to the any incremental increases in the School's maximum enrollment cap from 375 to 500 students over a five year period.

- W. Prior to the issuance of a Building Permit for the residential lots, the Commissioner of Building shall refer the Building Permit application to the Commissioners of Public Works and Planning, and the City's Transportation Engineer to confirm that the site plans substantially conform to the all the modifications and conditions described in the adopted Findings Statement and the Planning Board's site plan approval for the lots.
- X. The development of the parking lot shall be subject the site plan approval of the Planning Board under Section 7.5.3 of the Zoning Ordinance and the applicable conditions included in the Findings Statement.
- Y. As required by the Zoning Ordinance Section 4.4.19, the Applicant shall be required to maintain all site landscaping.
- Z. The final approval of the Stormwater Pollution Prevention Plan (SWPPP) and associated proposed drainage facilities are subject to the approval of the City Department of Public Works.
- AA. The Traffic Management Plan is amended to include the following.
1. The Applicant will fund installation of wireless "Sensys" vehicle detection equipment, or other equipment selected by the City, on the approaches of Ridgeway to better manage the peak flows at the Ridgeway and North Street intersection. The Applicant will also fund installation of pedestrian push buttons for the crossing of North Street at Ridgeway so that pedestrians can be given a longer signal time when actuated and thereby provide for safer pedestrian access to the School.
 2. The Applicant shall fund the installation of a pedestrian signal display for the crossing of North Street at Ridgeway so that pedestrians can be given a longer signal time when actuated and thereby provide for safer pedestrian access to the School.
 3. The Applicant shall fund the installation of traffic detection systems in the east and west bound lanes of Ridgeway east of North Street to provide ongoing traffic counts from the Havilands Manor area.
 4. The School shall hire a traffic professional to conduct a review of parking on Partridge Road and Roger Place on a typical day during the Fall and Spring for a 5 year period.
 5. The name and phone number of the School's transportation coordinator shall be provided to the City's Transportation Engineer.
 6. The City's Transportation Engineer can request a coordinated review of traffic operations in order to maintain safe traffic plans in the vicinity of the School, including review of traffic volume assessments through the traffic detection system and relevant accident data, and can make modifications to the traffic volume distributions between the 50 Partridge Road access/parking lot and the proposed 800 North Street access/parking lot as necessary.

7. Changes to the Transportation Management Plan resulting from coordinated traffic operations will be subject to the approval of the City's Transportation Engineer and Planning Department.
 8. A list of Regular School events will be provided to the City on a yearly basis.
 9. Once approved, copies of the Transportation Management Plan will be made available to the public.
- BB. The Sediment and Erosion Control Management Program and SWPPP shall be subject to the approval of the Department of Public Works, and the White Plains Construction Management Protocol shall be subject to the approval of the Commissioners of Building, Public Works, Public Safety, Planning, and the City's Transportation Engineer and Environmental Officer.
- CC. The Transportation Management Plan shall be subject to the final approval by the City's Transportation Engineer.
- DD. The new sanitary sewer lines for the proposed improvements at 800 North Street shall be designed to City standards and shall be subject to the approval of the City of White Plains Commissioner of Public Works.
- EE. The new stormwater drainage facilities for the proposed improvements at 800 North Street shall be designed to City standards. The final improvements shall be subject to the approval of the City of White Plains Department of Public Works.
- FF. All easement agreements shall be submitted to the City of White Plains Corporation Counsel for approval.
- GG. The Proposed Action shall be subject to the energy efficiency and sustainability standards of the City Sustainability Checklist.
- HH. Unless a private carter is used, the solid waste for the four residential lots should be collected in one central location for municipal pickup. The location of the solid waste and recycling collection area shall be sited to minimize its visibility, with review and approval by the Commissioners of Planning and Public Works to determine if screening is necessary, subject to the proper and safe operation of sanitation vehicles.
- II. The Applicant shall strictly adhere to the 2013 Construction Management Protocol in all aspects of the construction of the Proposed Project.
- JJ. A full set of construction plans for the roadway and utilities shall be submitted to the Department of Public Works for final review prior to submission of the plat to the Westchester County Health Department.
- KK. Drawing entitled, "Final Subdivision Plat Prepared for German School of New York, 50 Partridge Road and 800 North Street, City of White Plains, New York," dated March 8,

2013, shall be revised and approved by the Departments of Planning, Public Works, and Building, signed by the Planning Board Chairman, Commissioner of Public Works and all other necessary parties and be filed in the Westchester County Office of Land Records, prior to the issuance of permits for any work on the improvements approved herein for 800 North Street. The Final Subdivision Plan shall include the following:

- a. The proposed “School Parking Parcel” with approximately 72,993 square feet of area should be designated as subdivision Lot 5 in anticipation of, first, the creation of the lot, and, second, the merging of this tax lot with the adjacent GSNY property at 50 Partridge Road known as Section 131.15, Block 1, Lot 18.
- b. An easement area for the stormwater detention facilities within Lots 1 and Lot 4.
- c. On Lot 1 and Lot 4, an approximately 75ft, building setback from the existing North Street pavement/curb line; and be it further

RESOLVED, that the Secretary of the Planning Board is hereby authorized to certify such plat for filing in the Office of the County Clerk of Westchester, upon fulfillment of the applicable conditions noted herein, and the payment of required fees and all other applicable requirements of the Subdivision Regulations; and be it further

RESOLVED that after all necessary signatures on the plat are obtained, the applicant shall file one mylar copy of the subdivision plat and three paper prints with the City of White Plains Planning Department. Then the applicant will file the plat with the Westchester County Clerk’s Office, and provide the date of the plat and the County’s file number to the City of White Plains Assessor.

DATE OF ADOPTION:

I hereby certify the above Approval Resolution to be a full, true correct copy of the Resolution duly adopted by the Planning Board of the City of White Plains, New York at the meeting held on June 18, 2013.

Eileen McClain, Secretary
White Plains Planning Board